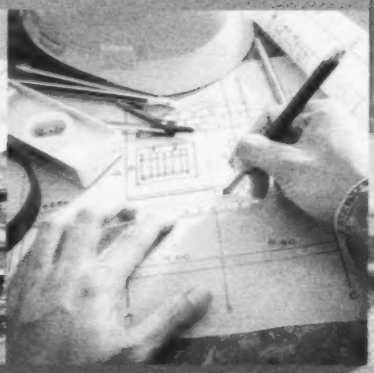
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Halifax CMA

Date Released: June 2018



Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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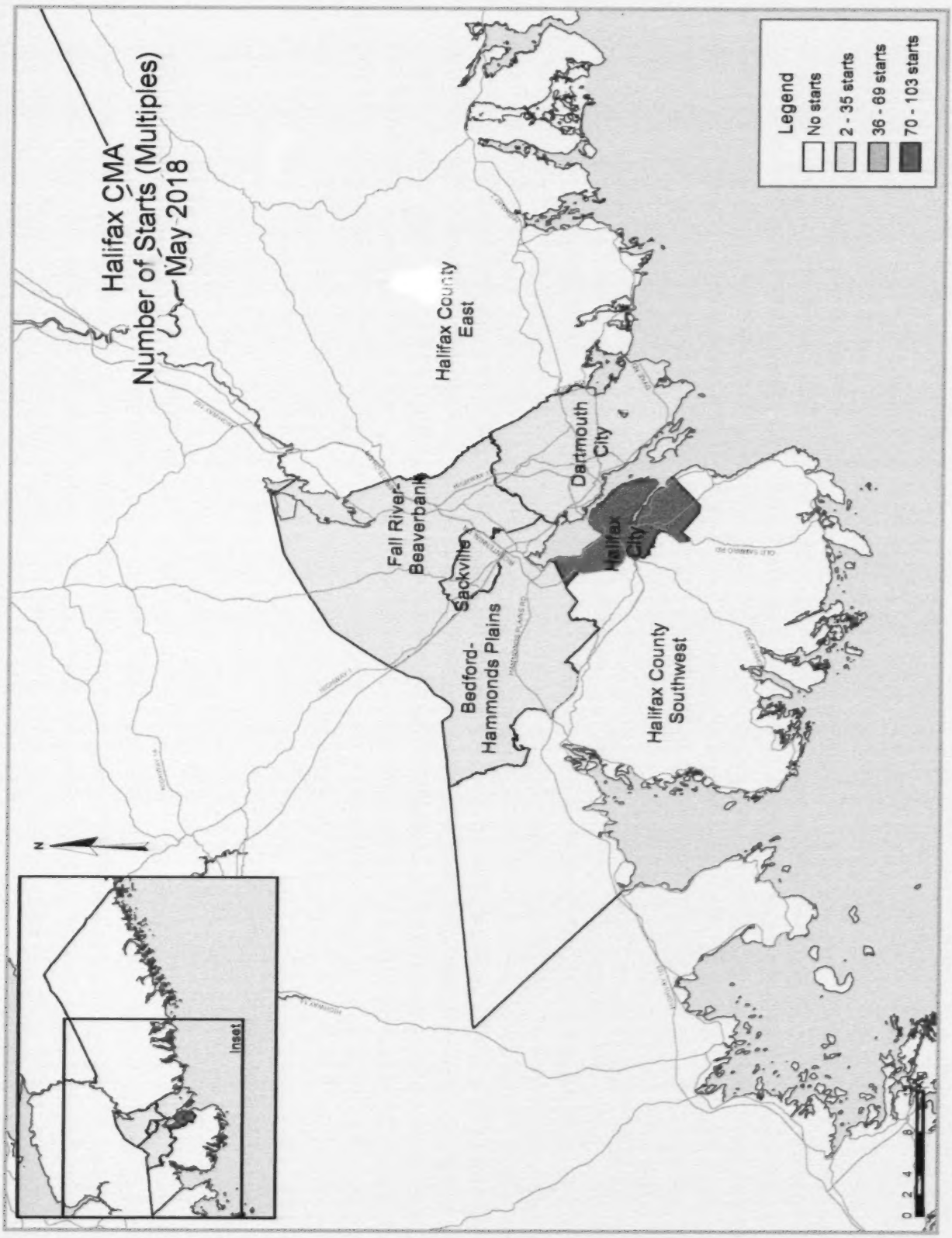
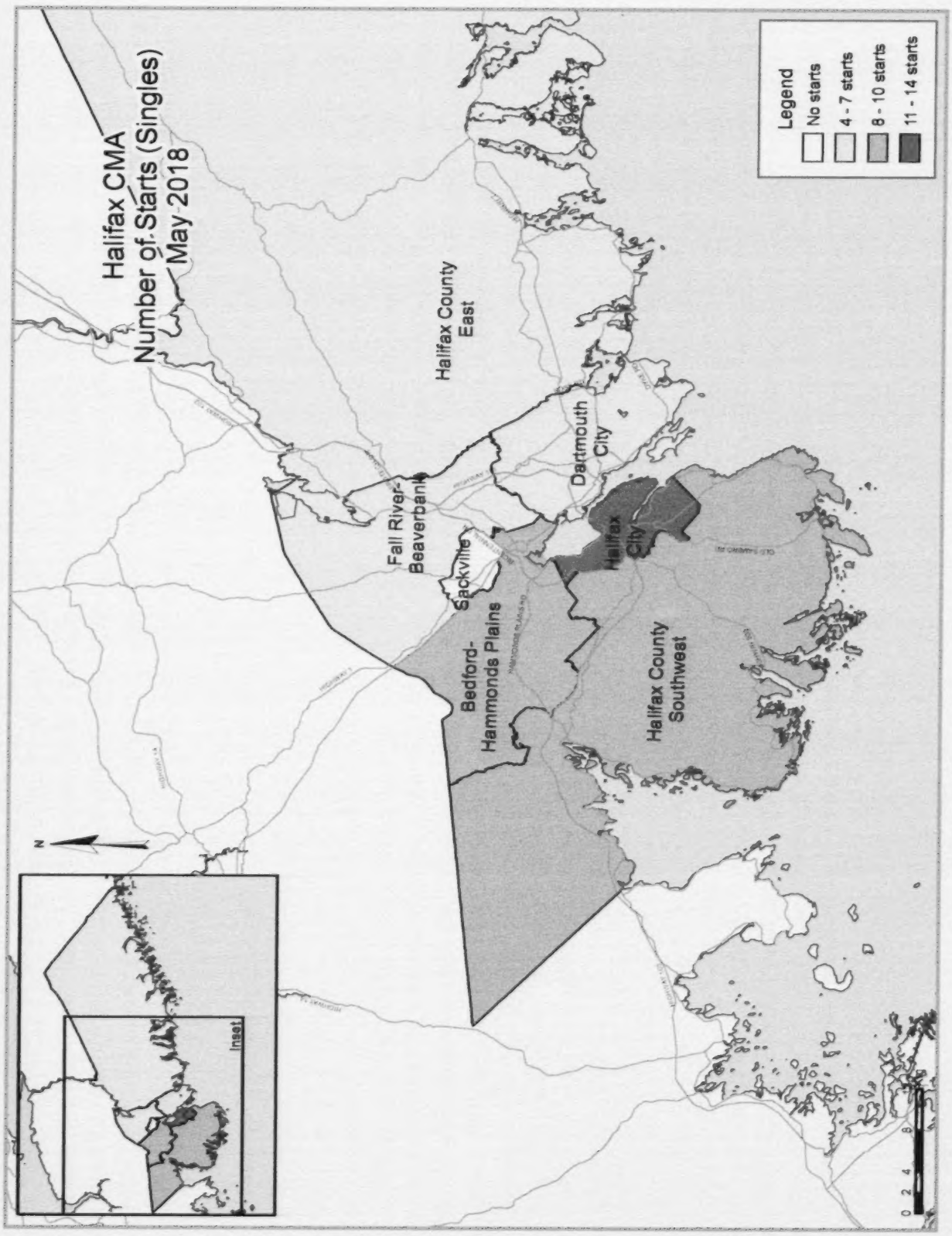
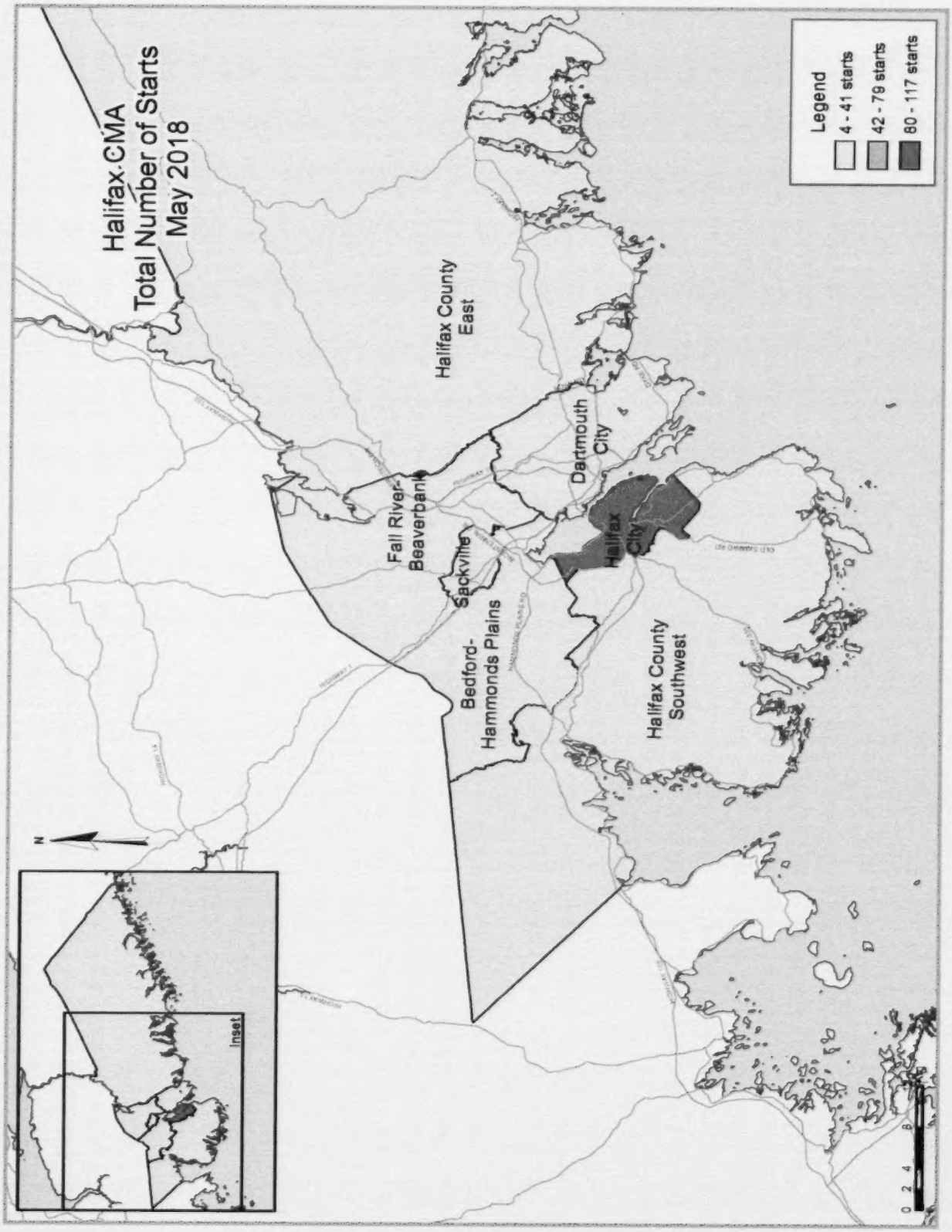
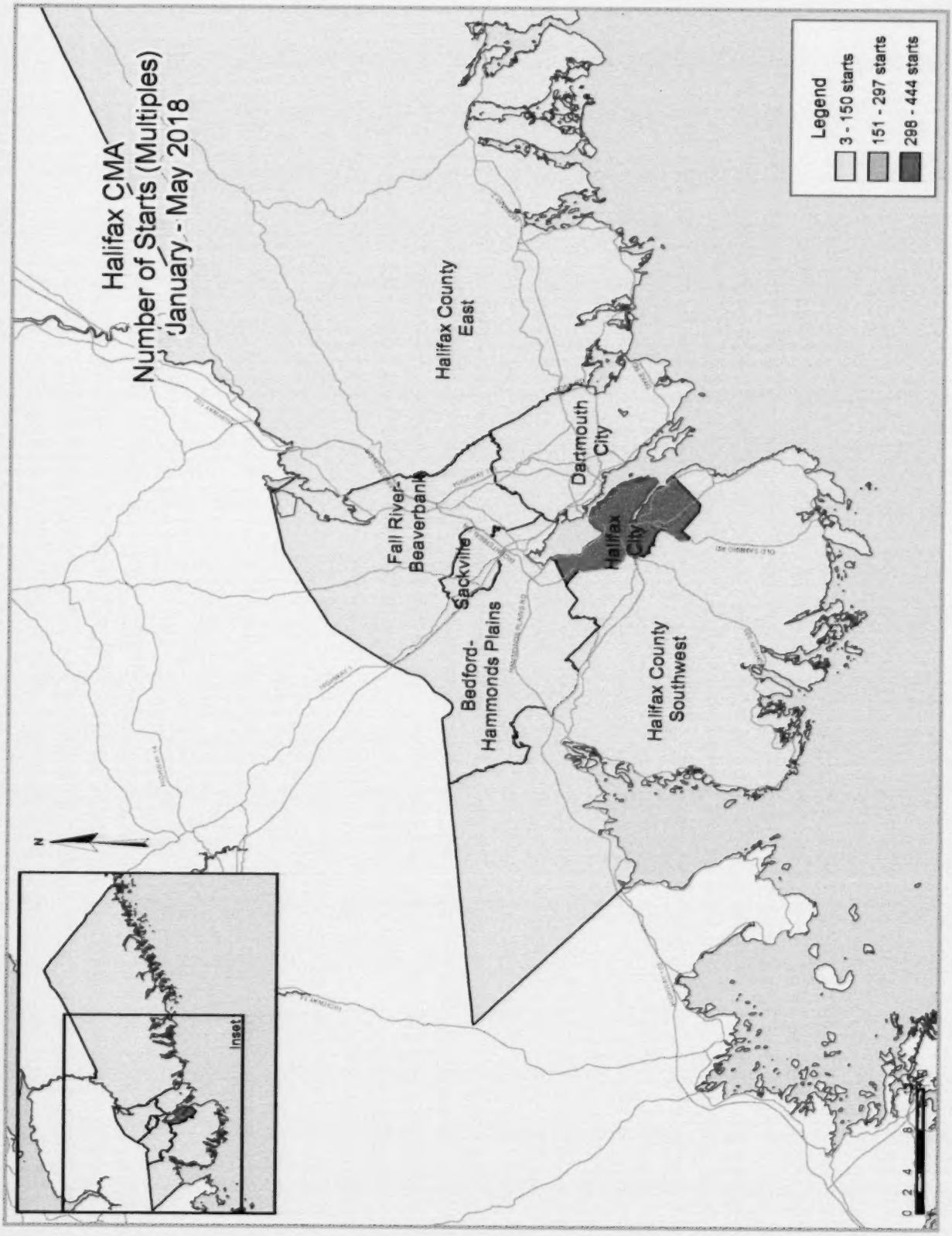
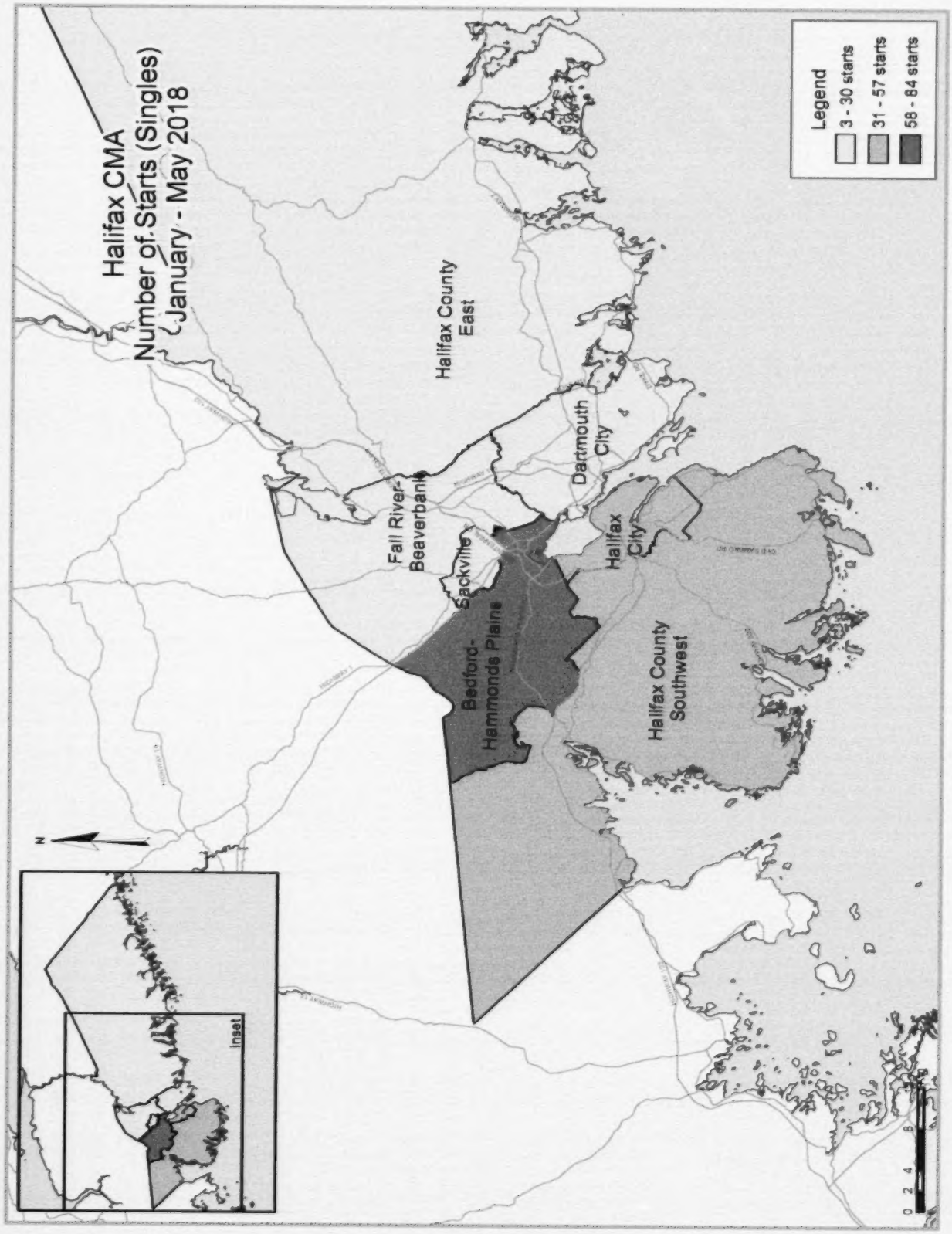
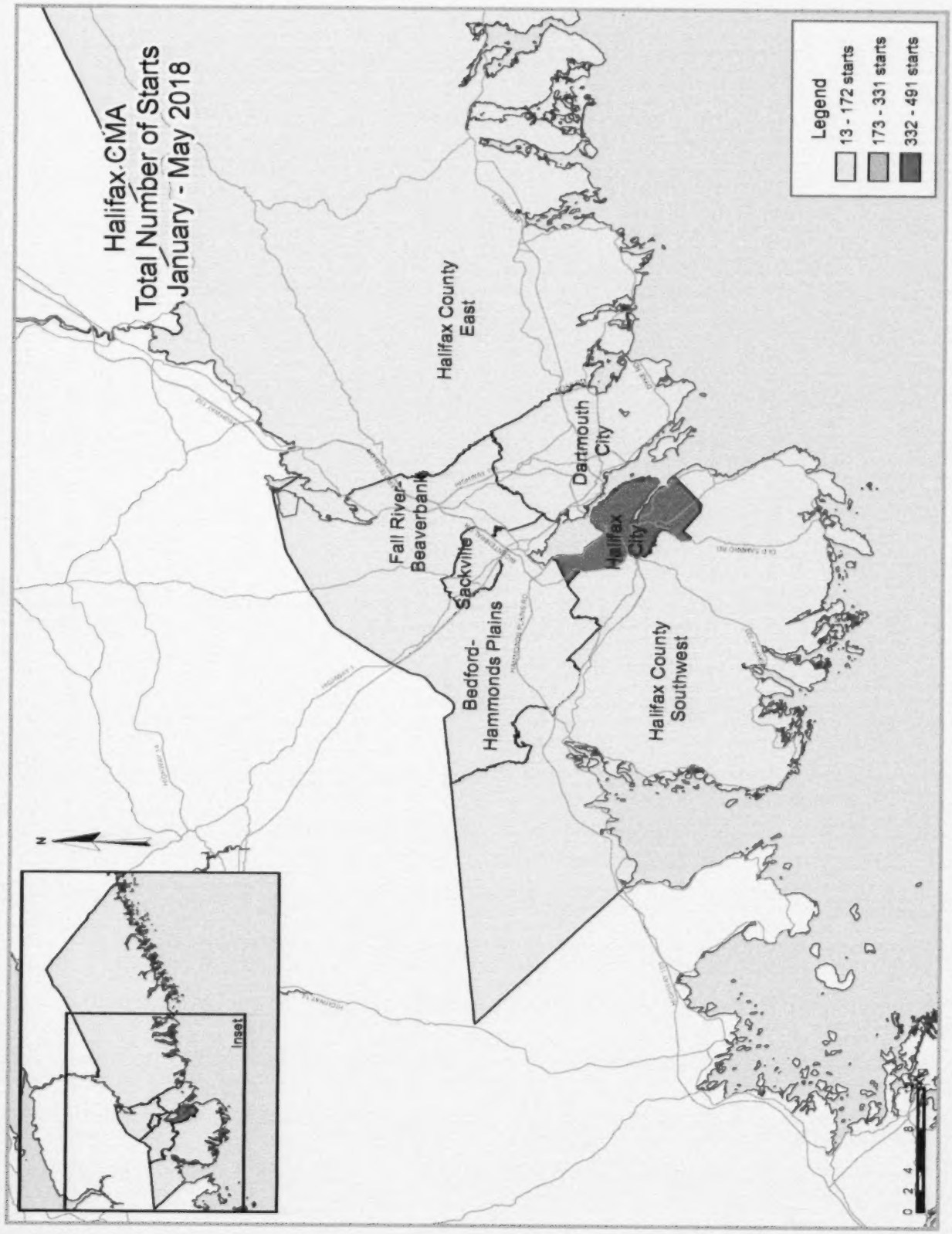

Halifax CMA
Number of Starts (Multiples)
May 2018
Legend
No starts
2 - 35 starts
36 - 69 starts
70 - 103 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
May 2018
Legend
No starts
4 - 7 starts
8 - 10 starts
11 - 14 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
May 2018
Legend
4 - 41 starts
42 - 79 starts
80 - 117 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - May 2018
Legend
3 - 150 starts
151 - 297 starts
298 - 444 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - May 2018
Legend
3 - 30 starts
31 - 57 starts
58 - 84 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - May 2018
Legend
13 - 172 starts
173 - 331 starts
332 - 491 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2018		
Halifax CMA[1]	April 2018	May 2018
Trend[2]	2,282	2,190
SAAR	2,506	2,126
	May 2017	May 2018
Actual		
May - Single-Detached	69	45
May - Multiples	179	137
May - Total	248	182
January to May - Single-Detached	191	209
January to May - Multiples	989	543
January to May - Total	1,180	752

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2018	43	24	8	1	0	0	1	105	182
May 2017	64	14	11	0	0	0	5	154	248
% Change	-32.8	71.4	-27.3	n/a	n/a	n/a	-80.0	-31.8	-26.6
Year-to-date 2018	188	58	48	5	0	77	20	356	752
Year-to-date 2017	173	32	33	0	0	84	25	833	1,180
% Change	8.7	81.3	45.5	n/a	n/a	-8.3	-20.0	-57.3	-36.3
UNDER CONSTRUCTION									
May 2018	420	120	65	7	0	481	16	2,922	4,031
May 2017	343	134	83	0	0	491	9	3,135	4,207
% Change	22.4	-10.4	-21.7	n/a	n/a	-2.0	77.8	-6.8	-4.2
COMPLETIONS									
May 2018	61	8	3	0	0	0	15	76	163
May 2017	35	4	10	0	0	0	10	106	165
% Change	74.3	100.0	-70.0	n/a	n/a	n/a	50.0	-28.3	-1.2
Year-to-date 2018	295	32	11	0	0	0	36	509	883
Year-to-date 2017	206	40	30	1	16	71	50	350	764
% Change	43.2	-20.0	-63.3	-100.0	-100.0	-100.0	-28.0	45.4	15.6
COMPLETED & NOT ABSORBED									
May 2018	103	19	21	2	0	64	n/a	n/a	209
May 2017	70	17	22	1	2	73	n/a	n/a	185
% Change	47.1	11.8	-4.5	100.0	-100.0	-12.3	n/a	n/a	13.0
ABSORBED									
May 2018	53	15	3	0	0	2	n/a	n/a	73
May 2017	37	4	5	0	3	0	n/a	n/a	49
% Change	43.2	**	-40.0	n/a	-100.0	n/a	n/a	n/a	49.0
Year-to-date 2018	281	61	10	1	0	7	n/a	n/a	360
Year-to-date 2017	203	31	30	0	14	49	n/a	n/a	327
% Change	38.4	96.8	-66.7	n/a	-100.0	-85.7	n/a	n/a	10.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
May 2018	14	22	5	0	0	0	0	76	117
May 2017	35	2	0	0	0	0	0	70	107
Dartmouth City									
May 2018	4	0	0	0	0	0	0	5	9
May 2017	1	6	0	0	0	0	4	0	11
Bedford-Hammonds Plains									
May 2018	9	0	3	0	0	0	0	0	12
May 2017	14	4	3	0	0	0	1	84	106
Sackville									
May 2018	0	0	0	0	0	0	0	24	24
May 2017	5	0	0	0	0	0	0	0	5
Fall River - Beaverbank									
May 2018	4	2	0	0	0	0	1	0	7
May 2017	5	2	0	0	0	0	0	0	7
Halifax County East									
May 2018	4	0	0	0	0	0	0	0	4
May 2017	1	0	8	0	0	0	0	0	9
Halifax County Southwest									
May 2018	8	0	0	1	0	0	0	0	9
May 2017	3	0	0	0	0	0	0	0	3
Halifax CMA									
May 2018	43	24	8	1	0	0	1	105	182
May 2017	64	14	11	0	0	0	5	154	248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
May 2018	117	56	21	0	0	431	4	2,529	3,158
May 2017	107	66	21	0	0	491	0	2,597	3,282
Dartmouth City									
May 2018	19	10	0	0	0	50	0	30	109
May 2017	16	34	4	0	0	0	0	60	114
Bedford-Hammonds Plains									
May 2018	145	12	37	6	0	0	4	276	480
May 2017	96	12	36	0	0	0	6	279	429
Sackville									
May 2018	1	32	0	0	0	0	7	75	115
May 2017	10	12	3	0	0	0	3	199	227
Fall River - Beaverbank									
May 2018	29	4	0	0	0	0	1	0	34
May 2017	32	8	3	0	0	0	0	0	43
Halifax County East									
May 2018	46	0	3	0	0	0	0	12	61
May 2017	36	0	11	0	0	0	0	0	59
Halifax County Southwest									
May 2018	63	6	4	1	0	0	0	0	74
May 2017	46	2	5	0	0	0	0	0	53
Halifax CMA									
May 2018	420	120	65	7	0	481	16	2,922	4,031
May 2017	343	134	83	0	0	491	9	3,135	4,207

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
May 2018	27	4	0	0	0	0	4	76	111
May 2017	8	0	4	0	0	0	0	106	118
Dartmouth City									
May 2018	1	0	0	0	0	0	0	0	1
May 2017	1	4	0	0	0	0	4	0	9
Bedford-Hammonds Plains									
May 2018	14	2	3	0	0	0	0	0	19
May 2017	17	0	6	0	0	0	3	0	26
Sackville									
May 2018	0	0	0	0	0	0	6	0	6
May 2017	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
May 2018	6	0	0	0	0	0	0	0	6
May 2017	1	0	0	0	0	0	0	0	1
Halifax County East									
May 2018	4	2	0	0	0	0	5	0	11
May 2017	1	0	0	0	0	0	3	0	4
Halifax County Southwest									
May 2018	9	0	0	0	0	0	0	0	9
May 2017	6	0	0	0	0	0	0	0	6
Halifax CMA									
May 2018	61	8	3	0	0	0	15	76	163
May 2017	35	4	10	0	0	0	10	106	165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
May 2018	34	10	9	0	0	0	n/a	n/a	53
May 2017	16	3	12	0	0	0	n/a	n/a	31
Dartmouth City									
May 2018	11	8	4	0	0	64	n/a	n/a	87
May 2017	9	12	2	0	2	71	n/a	n/a	96
Bedford-Hammonds Plains									
May 2018	31	0	8	2	0	0	n/a	n/a	41
May 2017	18	0	8	0	0	0	n/a	n/a	26
Sackville									
May 2018	2	1	0	0	0	0	n/a	n/a	3
May 2017	3	0	0	0	0	2	n/a	n/a	5
Fall River - Beaverbank									
May 2018	7	0	0	0	0	0	n/a	n/a	7
May 2017	7	1	0	0	0	0	n/a	n/a	8
Halifax County East									
May 2018	2	0	0	0	0	0	n/a	n/a	2
May 2017	7	1	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
May 2018	16	0	0	0	0	0	n/a	n/a	16
May 2017	10	0	0	1	0	0	n/a	n/a	11
Halifax CMA									
May 2018	103	19	21	2	0	64	n/a	n/a	209
May 2017	70	17	22	1	2	73	n/a	n/a	185

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
May 2018	26	4	0	0	0	0	n/a	n/a	30
May 2017	8	0	2	0	0	0	n/a	n/a	10
Dartmouth City									
May 2018	0	6	0	0	0	2	n/a	n/a	8
May 2017	4	1	1	0	3	0	n/a	n/a	9
Bedford-Hammonds Plains									
May 2018	13	3	3	0	0	0	n/a	n/a	19
May 2017	14	0	2	0	0	0	n/a	n/a	16
Sackville									
May 2018	0	0	0	0	0	0	n/a	n/a	0
May 2017	1	1	0	0	0	0	n/a	n/a	2
Fall River - Beaverbank									
May 2018	5	0	0	0	0	0	n/a	n/a	5
May 2017	2	2	0	0	0	0	n/a	n/a	4
Halifax County East									
May 2018	5	2	0	0	0	0	n/a	n/a	7
May 2017	1	0	0	0	0	0	n/a	n/a	1
Halifax County Southwest									
May 2018	4	0	0	0	0	0	n/a	n/a	4
May 2017	7	0	0	0	0	0	n/a	n/a	7
Halifax CMA									
May 2018	53	15	3	0	0	2	n/a	n/a	73
May 2017	37	4	5	0	3	0	n/a	n/a	49

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Halifax City	14	35	22	2	5	0	76	70	117	107	9.3
Dartmouth City	4	5	0	6	0	0	5	0	9	11	-18.2
Bedford-Hammonds Plains	9	15	0	4	3	3	0	84	12	106	-88.7
Sackville	0	5	0	0	0	0	24	0	24	5	**
Fall River - Beaverbank	5	5	2	2	0	0	0	0	7	7	0.0
Halifax County East	4	1	0	0	0	8	0	0	4	9	-55.6
Halifax County Southwest	9	3	0	0	0	0	0	0	9	3	200.0
Halifax CMA	45	69	24	14	8	11	105	154	182	248	-26.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	47	67	30	8	10	8	404	833	491	916	-46.4
Dartmouth City	8	11	0	10	0	0	5	0	13	21	-38.1
Bedford-Hammonds Plains	84	51	10	6	35	21	0	84	129	162	-20.4
Sackville	3	10	14	0	0	3	24	0	41	13	**
Fall River - Beaverbank	16	17	4	8	0	0	0	0	20	25	-20.0
Halifax County East	17	16	0	0	3	8	0	0	20	24	-16.7
Halifax County Southwest	34	19	0	0	4	0	0	0	38	19	100.0
Halifax CMA	209	191	58	32	52	40	433	917	752	1,180	-36.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Halifax City	5	0	0	0	0	0	76	70
Dartmouth City	0	0	0	0	0	0	5	0
Bedford-Hammonds Plains	3	3	0	0	0	0	0	84
Sackville	0	0	0	0	0	0	24	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	8	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	8	11	0	0	0	0	105	154

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	10	8	0	0	77	84	327	749
Dartmouth City	0	0	0	0	0	0	5	0
Bedford-Hammonds Plains	31	17	4	4	0	0	0	84
Sackville	0	0	0	3	0	0	24	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	8	0	0	0	0	0	0
Halifax County Southwest	4	0	0	0	0	0	0	0
Halifax CMA	48	33	4	7	77	84	356	833

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Halifax City	41	37	0	0	76	70	117	107
Dartmouth City	4	7	0	0	5	4	9	11
Bedford-Hammonds Plains	12	21	0	0	0	85	12	106
Sackville	0	5	0	0	24	0	24	5
Fall River - Beaverbank	6	7	0	0	1	0	7	7
Halifax County East	4	9	0	0	0	0	4	9
Halifax County Southwest	8	3	1	0	0	0	9	3
Halifax CMA	75	89	1	0	106	159	182	248

Table 2.5: Starts by Submarket and by Intended Market January - May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	87	83	77	84	327	749	491	916
Dartmouth City	7	16	0	0	6	5	13	21
Bedford-Hammonds Plains	113	68	4	0	12	94	129	162
Sackville	14	8	0	0	27	5	41	13
Fall River - Beaverbank	19	22	0	0	1	3	20	25
Halifax County East	19	24	0	0	1	0	20	24
Halifax County Southwest	35	17	1	0	2	2	38	19
Halifax CMA	294	238	82	84	376	858	752	1,180

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Halifax City	27	8	8	0	0	4	76	106	111	118	-5.9
Dartmouth City	1	5	0	4	0	0	0	0	1	9	-88.9
Bedford-Hammonds Plains	14	20	2	0	3	6	0	0	19	26	-26.9
Sackville	0	1	0	0	6	0	0	0	6	1	**
Fall River - Beaverbank	6	1	0	0	0	0	0	0	6	1	**
Halifax County East	4	1	2	0	5	3	0	0	11	4	175.0
Halifax County Southwest	9	6	0	0	0	0	0	0	9	6	50.0
Halifax CMA	61	42	12	4	14	13	76	106	163	165	-1.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	72	35	10	12	5	22	439	261	526	330	59.4
Dartmouth City	24	17	4	14	0	19	6	71	34	121	-71.9
Bedford-Hammonds Plains	87	70	2	2	6	17	64	89	159	178	-10.7
Sackville	8	7	14	0	6	0	0	0	28	7	**
Fall River - Beaverbank	28	19	0	8	0	12	0	0	28	39	-28.2
Halifax County East	45	32	4	4	8	6	0	0	57	42	35.7
Halifax County Southwest	49	47	2	0	0	0	0	0	51	47	8.5
Halifax CMA	313	227	36	40	25	76	509	421	883	764	15.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Halifax City	0	4	0	0	0	0	76	106
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	3	6	0	0	0	0	0	0
Sackville	0	0	6	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	5	3	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	3	10	11	3	0	0	76	106

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	14	0	8	0	0	439	261
Dartmouth City	0	19	0	0	0	71	6	0
Bedford-Hammonds Plains	6	13	0	4	0	0	64	89
Sackville	0	0	6	0	0	0	0	0
Fall River - Beaverbank	0	0	0	12	0	0	0	0
Halifax County East	0	0	8	6	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	11	46	14	30	0	71	509	350

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Halifax City	31	12	0	0	80	106	111	118
Dartmouth City	1	5	0	0	0	4	1	9
Bedford-Hammonds Plains	19	23	0	0	0	3	19	26
Sackville	0	1	0	0	6	0	6	1
Fall River - Beaverbank	6	1	0	0	0	0	6	1
Halifax County East	6	1	0	0	5	3	11	4
Halifax County Southwest	9	6	0	0	0	0	9	6
Halifax CMA	72	49	0	0	91	116	163	165

Table 3.5: Completions by Submarket and by Intended Market
January - May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	83	61	0	0	443	269	526	330
Dartmouth City	27	29	0	87	7	5	34	121
Bedford-Hammonds Plains	85	77	0	0	74	101	159	178
Sackville	18	5	0	0	10	2	28	7
Fall River - Beaverbank	28	24	0	0	0	15	28	39
Halifax County East	48	36	0	0	9	6	57	42
Halifax County Southwest	49	44	0	1	2	2	51	47
Halifax CMA	338	276	0	88	545	400	883	764

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
May 2018	7	26.9	9	34.6	5	19.2	3	11.5	2	7.7	26	-	-
May 2017	1	12.5	0	0.0	1	12.5	4	50.0	2	25.0	8	-	-
Year-to-date 2018	14	20.9	19	28.4	14	20.9	12	17.9	8	11.9	67	-	485,029
Year-to-date 2017	3	8.6	3	8.6	7	20.0	8	22.9	14	40.0	35	-	476,013
Dartmouth City													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	-	-
Year-to-date 2018	5	27.8	6	33.3	1	5.6	4	22.2	2	11.1	18	-	-
Year-to-date 2017	5	29.4	4	23.5	3	17.6	3	17.6	2	11.8	17	-	-
Bedford-Hammonds Plains													
May 2018	2	15.4	1	7.7	1	7.7	5	38.5	4	30.8	13	-	-
May 2017	0	0.0	0	0.0	0	0.0	9	64.3	5	35.7	14	-	545,440
Year-to-date 2018	2	2.9	5	7.4	8	11.8	32	47.1	21	30.9	68	-	599,409
Year-to-date 2017	1	1.9	3	5.8	5	9.6	23	44.2	20	38.5	52	-	545,440
Sackville													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	1	8.3	11	91.7	0	0.0	0	0.0	0	0.0	12	-	331,211
Year-to-date 2017	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	-	-
Fall River - Beaverbank													
May 2018	0	0.0	3	60.0	1	20.0	0	0.0	1	20.0	5	-	-
May 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	3	11.1	12	44.4	5	18.5	2	7.4	5	18.5	27	-	-
Year-to-date 2017	3	16.7	7	38.9	3	16.7	4	22.2	1	5.6	18	-	293,975
Halifax County East													
May 2018	1	20.0	1	20.0	0	0.0	3	60.0	0	0.0	5	-	-
May 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	21	44.7	18	38.3	4	8.5	4	8.5	0	0.0	47	-	326,681
Year-to-date 2017	16	50.0	10	31.3	4	12.5	1	3.1	1	3.1	32	-	325,511
Halifax County Southwest													
May 2018	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	-	-
May 2017	2	28.6	4	57.1	0	0.0	1	14.3	0	0.0	7	-	-
Year-to-date 2018	7	17.1	14	34.1	5	12.2	9	22.0	6	14.6	41	-	451,210
Year-to-date 2017	3	6.7	18	40.0	8	17.8	10	22.2	6	13.3	45	-	424,200
Halifax CMA													
May 2018	11	20.8	16	30.2	8	15.1	11	20.8	7	13.2	53	-	-
May 2017	4	10.8	7	18.9	2	5.4	16	43.2	8	21.6	37	-	474,999
Year-to-date 2018	53	18.9	85	30.4	37	13.2	63	22.5	42	15.0	280	407,500	436,797
Year-to-date 2017	32	15.8	45	22.2	30	14.8	50	24.6	46	22.7	203	-	519,968

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2018						
Submarket	May 2018	May 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	-	n/a	485,029	476,013	1.9
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	545,440	n/a	599,409	545,440	9.9
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	-	-	n/a	326,681	325,511	0.4
Halifax County Southwest	-	-	n/a	451,210	424,200	6.4
Halifax CMA	-	474,999	n/a	436,797	519,968	-16.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax- Dartmouth

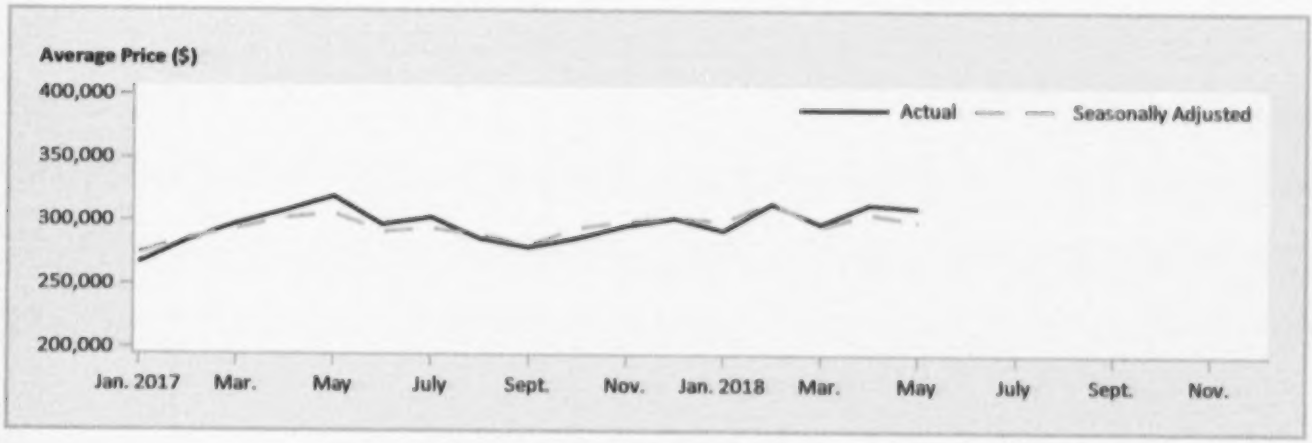


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

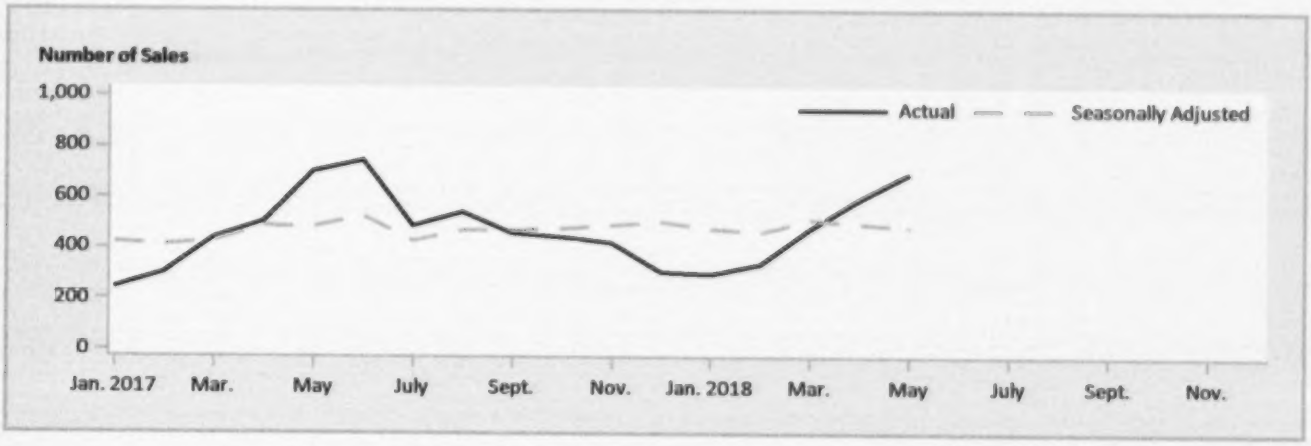
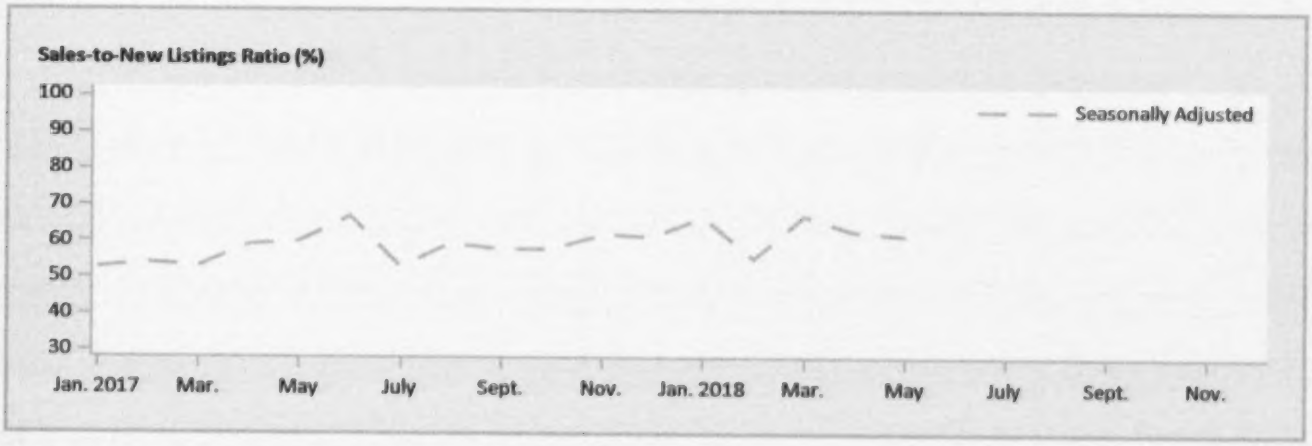


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2018

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14	101.5	133.8	233	6.0	68.1	908
	April	590	3.34	5.14	101.9	134.4	235	5.6	68.5	901
	May	601	3.49	5.34		133.9	234	5.7	68.2	896
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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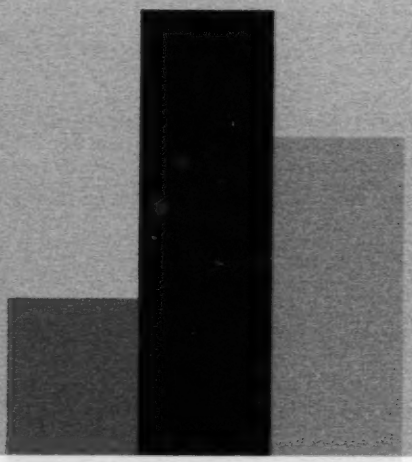

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- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

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